



The City of
WORCESTER
Zoning Board of Appeals

Russell Karlstad, Chair
Jordan Berg Powers, Vice Chair
Anthony Dell'Aera
George Cortes
Eric Torkornoo
Nathan Sabo, Alternate Member
Shannon Campaniello, Alternate Member

PUBLIC HEARING NOTICE
Zoning Board of Appeals
5 Clay Street (MBL 26-009-00006)

Walter Koza applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-045):

Special Permit: To allow an extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (Article XVI, Section 4).

Presently on the premises is a single-family detached dwelling. The property is located in an RL-7 (Residence, Limited) zoning district. The applicant seeks to construct a second story addition and convert the existing structure to a two-family detached dwelling and conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 26, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Zoning Board of Appeals c/o Division of Planning & Regulatory Services
planning@worcesterma.gov (preferred) or (508) 799-1400 x 31440

ADVERTISING DATES: June 9 & June 16 , 2023



The City of
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PUBLIC HEARING NOTICE
Zoning Board of Appeals
27 Edgeworth Street (MBL 09-027-00008)

Shiyu Xie applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-057):

- Variance:** For relief from the minimum parking requirements for a residential use (Article IV, Section 7, Table 4.4)
- Variance:** For relief from the minimum frontage requirement in an RG-5 zone (Article IV, Section 4, Table 4.2)
- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Presently on the premises at 27 Edgeworth Street is a vacant lot with a deck and associated site improvements. The property is located within the RG-5 (Residence, General) zoning district. The applicant seeks to construct three-family detached dwelling and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 26, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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ADVERTISING DATES: June 9 & June 16, 2023
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PUBLIC HEARING NOTICE
Zoning Board of Appeals
36 Standish Street (MBL 18-021-45+46)

Gold Star Builders, Inc. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-058):

Special Permit: To allow an extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (Article XVI, Section 4).

Special Permit: To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)

Presently on the premises at 36 Standish Street is a single-family detached dwelling with a detached garage. The property is located within the RG-5 (Residence, General) zoning district. The applicant seeks to convert the structure to a single-family attached (townhouse) style dwelling, construct three adjoining units and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 26, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/zoning-board-of-appeals>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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PUBLIC HEARING NOTICE
Zoning Board of Appeals
88 June Street (MBL 11-033-0009A)

Loubella Realty, LLC. applied to the Zoning Board seeking the following relief from the requirements of the Worcester Zoning Ordinance (ZB-2023-059):

Special Permit: To allow the extension, alteration, or change of a privileged pre-existing nonconforming structure and/or use (Article XVI, Section 4).

Variance: For relief from the minimum frontage requirement in an RG-5 zone (Article IV, Section 4, Table 4.2)

Presently on the premises at 88 June Street is a single-family detached dwelling with an attached garage. The property is located within the RL-7 (Residence, Limited) zoning district. The applicant seeks retroactive relief to convert the structure into a two-family detached dwelling and to conduct associated site improvements.

A public hearing on the application will be held on **Monday, June 26, 2023, at 5:30 PM** in the Levi Lincoln Chamber, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/zoningboardofappealswebex> and/or calling **415-655-0001 (Access Code: 160 884 7670)**.

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ADVERTISING DATES: June 9 & June 16, 2023
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PUBLIC MEETING NOTICE
Worcester Planning Board
129 Eastern Avenue (MBL 16-010-00004)

Chateau Realty LLC has applied to the Planning Board seeking a Definitive Site Plan approval under the requirements of the City of Worcester Zoning Ordinance. Presently on premises is a vacant lot with a small parking area. The property is located within the RG-5 (Residence, General) zoning district. The applicant seeks to construct a three-family dwelling unit with associated parking and improvements on slopes greater than 15% (PB-2023-025).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

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Worcester Planning Board

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(508) 799-1400 x 31440

Advertising Dates: May 24, 2023 & May 31, 2023
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PUBLIC HEARING & MEETING NOTICE
Worcester Planning Board
70 Webster Street (MBL 27-032-02+2A)

Worcester Affordable Housing LLC applied to the Planning Board seeking: (1) Definitive Site Plan Approval; (2) Special Permit to allow a multi-family dwelling, low rise (Article XV, Section 3); and (3) Special Permit to modify parking, loading, layout and dimensional requirements and the number of required spaces for off-street parking and loading (Article XV, Section 5, D) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant three-story brick former mill building with rear addition, a secondary commercial structure, and associated surface parking. The property is located within an MG-2.0 (Manufacturing, General) zoning district and the Adaptive Reuse Overlay District (AROD) and is partially within the Floodplain Overlay District. The applicant seeks to demolish the rear addition, renovate the mill building for use as a multi-family dwelling with +/-33 residential units, modify the parking area to create +/- 56 parking spaces, and make associated site improvements (PB-2023-032).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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Advertising Dates: May 24, 2023 & May 31, 2023



PUBLIC MEETING & HEARING NOTICE
Worcester Planning Board

393, 395, & 397 Shrewsbury Street (MBL 16-022-00020; -00023; -00030)

318 Park LLC applied to the Planning Board seeking (1) Definitive Site Plan Approval and (2) Special Permit in the CCOD to (a) allow construction of a new building for mixed-use development with a residential component (Article IX, Section 5.B.); (b) to reduce minimum parking requirements (Article IX, Section 7.C.2.b.); and (c) for relief from parking dimensional requirements (Article IX Section 7.E.) under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises at 393 and 395 Shrewsbury Street is a parking lot and at 397 Shrewsbury Street is a three-family dwelling. The properties are located within an MG-2.0 (Manufacturing, General) zoning district, the Commercial Corridors Overlay District (CCOD-S) and the Union Station Sign Overlay District (USOD). The applicant seeks to demolish the existing three-family dwelling and construct a ±5 story mixed-use building with ±2400 SF of first-floor commercial space and ±24 residential units above, with ±25 parking spaces and associated site improvements (PB-2022-036).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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Advertising Dates: May 24, 2023 & May 31, 2023
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Office of the City of Worcester Planning Board c/o Planning & Regulatory Services Division

City Hall, 455 Main Street, Room 404 (4th floor), Worcester, MA 01608

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PUBLIC HEARING NOTICE
Worcester Planning Board
Burnside Court Extension (12 & 30 Federal Street, 35 Portland Street, and 30 Myrtle Street)
(MBL 03-010-00008 & -00012; 03-013-00012 & -00021)

20 Franklin QALICB Corporation applied for Preliminary Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. The properties are zoned BG-6.0 (Business, General) and are within the Commercial Corridors Overlay District (CCOD-D) and the Downtown Sign Overlay District (DSOD). Presently on the premises is surface parking. The applicant seeks to extend Burnside Court approximately +/- 161 FT to intersect with Portland Street (PB-2023-039).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC MEETING NOTICE
Worcester Planning Board
21-23 Crown Street (MBL 03-023-09+10)

Abby Kelley Foster House, Inc. seeks to extend their existing Definitive Site Plan Approval for a period of up to two years under the requirements of the City of Worcester Zoning Ordinance. The applicant previously received approval to renovate the existing structure to convert it to a temporary shelter, construct an addition, demolish the detached garage, and re-configure the parking area and conduct associated site work. The property is located within RG-5 (Residential, General) zoning district (PB-2023-040).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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Worcester Planning Board

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Advertising Dates: May 24, 2023 & May 31, 2023
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PUBLIC HEARING NOTICE
Worcester Planning Board
37-39 Chilmark Street (16-018-00002)

Bombay LLC applied for a Definitive (Frontage) Subdivision Approval under the requirements of the City of Worcester Subdivision Regulations. The property is located within an RL-7 (Residential, Limited) zoning district. Presently on the premises is a single lot with two single-family residential structures. The applicant seeks to divide into two lots with a structure on each lot (PB-2023-041).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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PUBLIC MEETING & HEARING NOTICE

Worcester Planning Board

25, 26, 33, 38 & 45 Arctic Street, 1, 14 (aka 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (aka 5 & 7 Arctic Street) & 290 Franklin Street, 2 Keese Street, 0 Grafton Street and the Arctic Street Right-of-Way (MBL 4-15-17+24, -0002B, -0003A, -00003, -00004, -00005, -00007, -00013, -00014, -00015, -00016, -00023; 4-14-2A+3B)

GoVenture Capital Group, LLC applied to the Planning Board seeking an:

(1) Amendment to Definitive Site Plan Approval pursuant to the City of Worcester Zoning Ordinance; and

(2) To remove a portion of Arctic Street and a portion of Keese Street from the City's Official Map.

Presently on the premises are several largely vacant commercial and industrial structures and 2 partially paved private streets. The properties are within a BG-3.0 (Business, General) zoning district, the Commercial Corridors Overlay District (CCOD-E) and Downtown/Blackstone Canal Sign Overlay District (DSOD). The applicant seeks to amend a prior approval to construct a +/- 6-story, multi-family high-rise building with +/- 364 residential units and a parking garage in order to eliminate the parking garage and propose +/-396 surface parking spaces. The applicant also seeks to remove a portion of Arctic Street and a portion of Keese Street from the City's Official Map (PB-2023-042).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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Worcester Planning Board

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City Hall, 455 Main Street, Room 404 (4th floor), Worcester, MA 01608

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PUBLIC MEETING NOTICE
Worcester Planning Board
500 Salisbury Street (MBL 55-004-00001)

Assumption University applied to the Planning Board seeking a Parking Plan Amendment under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are two surface parking lots, previously approved to be reconfigured to provide ± 66 spaces to accommodate an expansion of the adjacent "Marois" athletic field. The property is located within an IN-S (Institutional, Educational) zoning district. The applicant seeks to amend the approval by expanding the "Tennis Court Lot" to accommodate an additional ± 59 spaces (for a total of ± 142 spaces) and to re-configure vehicular and pedestrian access to the site (PB-2023-044).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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Advertising Dates: May 24, 2023 & May 31, 2023
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PUBLIC HEARING NOTICE
Worcester Planning Board
104 Armory Street (MBL 07-021-00030)

City Manager Eric D. Batista seeks to amend the City of Worcester Zoning Map by extending the RG-5 zoning district to wholly encompass the property at 104 Armory Street. The property is presently located within a BL-1.0 (Business, Limited) zoning district (ZA-2023-003).

A public meeting on the application will be held on **Wednesday, June 7, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

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Advertising Dates: May 24, 2023 & May 31, 2023
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TO ALL INTERESTED PARTIES:

RE: 7 Ira Avenue
Special Permit

Please be advised that the Town of Shrewsbury Planning Board has filed a decision on the application for a Special Permit to convert a single family dwelling into a two family; as required by the Town of Shrewsbury Zoning Bylaw, Section IV Table I - Use Regulation Table at 7 Ira Avenue. The application was approved by the Planning Board on May 11, 2023 and the decision was filed with the Town Clerk on May 12, 2023. A copy of the decision is also available in the Planning and Economic Development Department. The 20-day statutory appeal period for the special permits as described under Massachusetts General Laws, Chapter 40A, Section 17 and the Shrewsbury Zoning Bylaw has commenced. Copies of any appeal shall also be filed with the Shrewsbury Town Clerk.

Certified Mail to: Abutters
Abutting Towns



The City of **WORCESTER**

Zoning Board of Appeals

June 9, 2023

Russell Karlstad, Chair
Jordan Berg Powers, Vice Chair
Anthony Dell'Aera
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Re: Special Permit & Variance Application

12 & 12.5 Benefit Street (MBL 06-030-00001; 00002) (ZB-2023-040)

PLEASE TAKE NOTICE:

At a hybrid meeting held on May 15, 2023, the Zoning Board of Appeals voted 5-0 to **approve** the following:

Variance: For relief of **six spaces** from the minimum 16 off-street parking requirement (Article IV, Section 7, Table 4.4)

Special Permit: To modify dimensional standards for a Residential Conversion (Article IV, Section 9).

With the following **conditions of approval:**

Prior to the issuance of a building permit or certificate of occupancy whichever is sooner:

1. Provide one (1) to-scale, stamped/sealed original of a final revised site plan-set, stamped by a Professional Land Surveyor, and a PDF file of the same, to the Division of Planning & Regulatory Services reflecting the following changes:
 - a. Parking spaces 5 & 6 as being located wholly on the subject site.
 - b. Reflect a least one minimum 3.6" caliper shade tree in the front-yard.
 - c. Reflect existing stairs and walkway on the east side of the structure and minimum setback thereto, if to remain.
 - d. Reflect removal of existing chain-link fencing with barbed wire and reflect an alternate non-chain-link style fence.
 - e. Reflect that the existing woodwork/trim, including lintels, brackets on windows and eaves, depth of eave overhang on dormers and primary rooflines, molding in dormers and gables, and features on the portico, enclosed front porch, and bay window shall be preserved or replicated using in-kind materials through the renovation process.
2. Provide evidence that secure covered or interior bicycle parking shall be installed on site to accommodate a minimum of 6 bikes.
3. The applicant shall provide a PDF of a recorded access agreement that ensures continued access for shared access and parking at 12 and 12.5 Benefit Street (i.e., a minimum of 3 parking spaces shall be provided on property at 12 ½ Benefit Street for use by residents at 12 Benefit Street, and cross-easements for use of the driveway and aisles) to the Division of Planning & Regulatory Services.

Perpetual:

4. That a minimum of 3 parking spaces shall be provided on property at 12 ½ Benefit Street for use by residents at 12 Benefit Street.
5. The external appearance of the structure shall remain unchanged except for new doors and windows, fire escapes and stairways. Fire escapes and stairways must be in the rear of the structure where practical.
6. Provided that the project shall be constructed in substantial accordance with the findings of fact and all final revised definitive site plans on file with the City of Worcester and in accordance with all applicable governmental codes.

City of Worcester Zoning Board of Appeals c/o Planning & Regulatory Services

City Hall, 455 Main Street, Room 404 (4th floor), Worcester, MA 01608

P | 508-799-1400 x 31440 **F** | 508-799-1406 **E** | planning@worcesterma.gov **W** | www.worcesterma.gov/planning-regulatory

The requested relief was submitted by Stephen Boiquaye, petitioner, for property located at 12 and 12.5 Benefit Street in an RG-5 (Residence, General) zoning district. Presently on the premises of 12 Benefit Street is a three-family detached dwelling and on the premises on 12.5 Benefit Street is a two-family detached dwelling. The applicant seeks to renovate the interior of the structure to add three (3) dwelling units to convert the structure at 12 Benefit Street to a low-rise multi-family dwelling, with no changes proposed for 12.5 Benefit Street.

The final signed decision for the petition was filed at the office of the City Clerk on **June 9, 2023**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

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The City of **WORCESTER**

Zoning Board of Appeals

June 6, 2023

Re: Variance Application

173 Lake Avenue North (MBL 46-009-00317) (ZB-2023-037)

PLEASE TAKE NOTICE:

At a hybrid meeting held on May 15, 2023, the Zoning Board of Appeals voted 5-0 to **approve** the following:

Lot 1L:

Variance: For relief of **5 feet** from the 30-foot minimum frontage dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief of **500 square feet** from the 3,000 square foot minimum lot area dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Lot 1R:

Variance: For relief of **5 feet** from the 30-foot minimum frontage dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

Variance: For relief of **500 square feet** from the 3,000 square foot minimum lot area dimensional requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

With the following **conditions of approval:**

Prior to the issuance of a Building Permit

1. Prior to the issuance of a Building Permit, provide one (1) to-scale, stamped/sealed original of a final revised site plan-set, and a PDF file of the same, to the Division of Planning & Regulatory Services reflecting the following:
 - a. Reflect a minimum 3.5" caliper shade tree of an Asian Longhorned Beetle and Emerald Ash Borer resistant species that shall be planted in the front-yard of each Lot 1R and Lot 1L.
 - b. Reconcile civil and architectural plans related to the rear porch/stairs.
 - c. Reflect proposed walkways on the civil plans and include these in the impervious surface calculations demonstrating that less than 50% of the front yards of each lot will be impervious.
 - d. Consolidate the driveways to provide one common driveway with a single, maximum 20-foot curb cut and revise the architectural design accordingly.
 - e. Reflect proposed grading and all surface treatments.
 - f. Reflect location of existing streetlight to be relocated.

Perpetual

2. Provided that the project shall be constructed in substantial accordance with the findings of fact and all final revised site plans on file with the City of Worcester and in accordance with all applicable governmental codes.

Russell Karlstad, Chair
Jordan Berg Powers, Vice Chair
Anthony Dell'Aera
Eric Torkonoo
George Cortes
Nathan Sabo, Alternate Member
Shannon Campaniello, Alternate Member

The requested relief was submitted by George Laconte, petitioner, for property located at 173 Lake Avenue North in a RL-7 (Residence, Limited) zoning district. Presently on the premises is a single-family detached dwelling. The applicant seeks to demolish the existing dwelling and divide the property into four (4) individual lots and construct two (2) semi-detached single-family dwellings (4 units total).

The final signed decision for the petition was filed at the office of the City Clerk on **June 6, 2023**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

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The City of **WORCESTER**

Zoning Board of Appeals

June 6, 2023

Russell Karlstad, Chair
Jordan Berg Powers, Vice Chair
Anthony Dell'Aera
Eric Torkornoo
George Cortes
Nathan Sabo, Alternate Member
Shannon Campaniello, Alternate Member

Re: Special Permit & Variance Application

112 & 116 Rodney Street (MBL 16-003-00002;00003) (ZB-2023-007)

PLEASE TAKE NOTICE:

At a hybrid meeting held on May 15, 2023, the Zoning Board of Appeals voted 5-0 to **approve** the following:

112 Rodney Street:

- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)
- Variance:** For relief of **6.8 FT** from the minimum 8 FT side-yard setback in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of **1,747 SF** from the minimum 7,000 SF lot area requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of **10 FT** from the 60 FT minimum frontage requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of **2 spaces** from the 6 space parking requirements in an RG-5 Zone (Article IV, Section 4, Table 4.4)

116 Rodney Street:

- Special Permit:** To modify parking, loading requirements, dimensional requirements, layout, and/or the number of required spaces and/or landscaping requirements (Article IV, Section 7, A, 2)
- Variance:** For relief of **10 FT** from the minimum 60 FT frontage requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of **1,672 FT** from the minimum 7,000 SF lot requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)
- Variance:** For relief of **3 FT** from the minimum 8 FT side-yard setback requirement in an RG-5 Zone (Article IV, Section 4, Table 4.2)

With the following **conditions of approval:**

Prior to issuance of a building permit:

1. Provide one (1) to-scale, stamped/sealed original of a final revised definitive site plan and architectural plan-set, and a PDF file of the same, to the Division of Planning & Regulatory Services reflecting the following changes:
 - a. One minimum 3.5" caliper shade tree of an Asian Longhorned Beetle and Emerald Ash Borer resistant species shall be planted in the front-yard on 116 Rodney Street.
 - b. Label all proposed and existing surface treatments.
 - c. Label the drive aisle width on 112 and 116 Rodney Street.
 - d. Label the nearest setback from proposed parking facilities along each lot line.

- e. Reflect installation of a landscape buffer to the northeast of the proposed parking spaces on 116 Rodney Street to mitigate headlight glare to the abutting property.
 - f. Reflect installation of 4 shade trees within the front-yards.
 - g. Calculate the % of each front-yard that will be impervious, reflecting any walkways.
 - h. Label the distance to the structure at 106 Rodney Street.
 - i. Clarify properties used for front-yard alignment provisions.
 - j. Reflect waste-bin locations outside of the front-yard.
 - k. Reflect that there shall be a minimum of 2 bicycle storage spaces installed inside 112 Rodney Street.
2. Demonstrate compliance with the MA Stormwater Standards & Handbook to the maximum extent practical.

Perpetual:

- 3. Snow shall be trucked off site once designated snow storage areas reach capacity or impede visibility.
- 4. Provided that the project shall be constructed in substantial accordance with the findings of fact and all final revised site plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The requested relief was submitted by Samuel Esan, petitioner, for property located at 112 and 116 Rodney Street in an RG-5 (Residence, General) zoning district. Presently on the premises of 112 Rodney Street is a non-conforming three-family dwelling and on the premises of 116 Rodney Street is a vacant lot. On 112 Rodney Street, the applicant seeks to install a driveway and conduct associated site improvements. On 116 Rodney Street, the applicant seeks to construct a three-family detached dwelling and conduct associated site improvements.

The final signed decision for the petition was filed at the office of the City Clerk on **June 6, 2023**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

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The City of **WORCESTER**

Zoning Board of Appeals

June 6, 2023

Re: Special Permit Application

365 Shrewsbury Street (MBL 16-022-00010) (ZB-2023-006)

PLEASE TAKE NOTICE:

At a hybrid meeting held on May 15, 2023, the Zoning Board of Appeals voted 5-0 to **approve** the following:

Special Permit: To allow a non-residential use (Business Use #26 – Retail sales) in the MG-2.0 zoning district (Article IV, Section 2, Table 4.1)

With the following **conditions of approval**:

1. Prior to the issuance of a Building Permit, provide one (1) to-scale, stamped/sealed original of a final revised site plan-set, stamped by a Professional Land Surveyor, and a PDF file of the same, to the Division of Planning & Regulatory Services reflecting:
 - a. The proposed conditions for 365 and 371 Shrewsbury Street.
 - b. Eliminate one of the existing parking spaces onsite and reflect one ADA/AAB compliant parking space at 365 Shrewsbury Street or reflect the two existing onsite spaces as employee-only.
 - c. Reflect materials for proposed fencing which shall be of a non-chain-link variety, or if required to be chain-link by code shall be black vinyl coated.
 - d. Reflect solid style (non-chain-link variety) enclosure for trash area, re-locating the area southerly, into the site, away from the sidewalk and abutting residence to the maximum extent possible.
 - e. Reflect a minimum of three (3) arborvitae (minimum 4-6' tall) along the southeastern lot line abutting the residence.
2. Prior to the issuance of a Building Permit, a parking agreement demonstrating compliance with the parking requirements of the City of Worcester Zoning Ordinance and Article IX, Section 7.G of the Worcester Zoning Ordinance must be provided to the Division of Planning & Regulatory Services.
3. Provided that the project shall be constructed in substantial accordance with the findings of fact and all final revised definitive site plans on file with the City of Worcester and in accordance with all applicable governmental codes.

The requested relief was submitted by M. Pope & Co. LLC., petitioner, for property located at 365 Shrewsbury Street in a MG-2.0 (Manufacturing, General) zoning district. Said land is also located within the Commercial Corridors Overlay District – Shrewsbury Street Parking Subarea (CCOD-S) and the Union Station View Corridor Sign Overlay District (USOD). The applicant proposes to convert the first floor for use as a retail property (jewelry store) with a total area of ±1,417 SF. The second floor will remain as offices with a total area of ±921 SF. No increase in building volume or footprint is proposed.

The final signed decision for the petition was filed at the office of the City Clerk on **June 6, 2023**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to the office of the City Clerk within twenty (20) days of the date that the decision was filed in the office of the City Clerk.

Note to the applicant: Twenty calendar days following the date that the decision was filed with the City Clerk (see above), you may contact the City Clerk's office to obtain a certified copy of the decision to

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Jordan Berg Powers, Vice Chair
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file with your deed at the Registry of Deeds (90 Front Street, Level 2). Your approved petition is not valid until it has been recorded.

Worcester Zoning Board of Appeals

c/o Division of Planning & Regulatory Services

planning@worcesterma.gov (preferred)

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PUBLIC HEARING & MEETING NOTICE
Worcester Planning Board
1511 Main Street (MBL 15-43A-00000)

Kettle Brook Lofts Condominium Trust applied for 1) an Amendment to the Definitive Site Plan Approval and 2) Amendment to Special Permits (Article XV) under the requirements of the City of Worcester Zoning Ordinance. The property is located within RS-7 (Residence, Limited) zoning district and the Adaptive Reuse Overlay District (AROD). Phase 1 of the project is complete and consists of 53 dwelling units and 89 parking spaces. The applicant seeks to amend the approval by increasing the total project dwelling unit count from 109 to +/-111, increasing the number of parking spaces from 182 to +/-189, and conducting associated site improvements (PB-2023-033).

A public meeting on the application will be held on **Wednesday, June 28, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

c/o Division of Planning & Regulatory Services
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Advertising Dates: June 14, 2023 & June 21, 2023



PUBLIC MEETING & HEARING NOTICE
Worcester Planning Board

25, 26, 33, 38 & 45 Arctic Street, 1, 14 (aka 8 & 10 Plastics Street) & 23 Hygeia Street, 274, 284 (aka 5 & 7 Arctic Street) & 290 Franklin Street, 2 Keese Street, 0 Grafton Street and the Arctic Street, Keese Street, and Plastics Street Rights-of-Way (MBL 4-15-17+24, -0002B, -0003A, -00003, -00004, -00005, -00007, -00013, -00014, -00015, -00016, -00023; 4-14-2A+3B)

GoVenture Capital Group, LLC applied to the Planning Board seeking:

- (1) Amendment to Definitive Site Plan Approval pursuant to the Worcester Zoning Ordinance;
- (2) To make alterations to private ways on the City's Official Map under the requirements of Chapter 12, Section 12 of the City of Worcester's General Revised Ordinances;
- (3) Special Permit in the CCOD for relief from parking dimensional requirements (Article IX Section 7.E.); and
- (4) To remove a portion of Arctic Street and a portion of Keese Street from the City's Official Map.

Presently on the premises are several largely vacant commercial and industrial structures and 2 partially paved private streets. The properties are within a BG-3.0 (Business, General) zoning district, the Commercial Corridors Overlay District (CCOD-E) and Downtown/Blackstone Canal Sign Overlay District (DSOD). The applicant seeks to amend a prior approval to construct a +/- 6-story, multi-family high-rise building with +/- 364 residential units and a parking garage in order to eliminate the parking garage and propose +/-396 surface parking spaces. The applicant also seeks to make further improvements to Plastics Street and to remove portions of Arctic Street and Keese Street from the Official Map (PB-2023-042).

A public meeting on the application will be held on **Wednesday, June 28, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

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Advertising Dates: June 14, 2023 & June 21, 2023



PUBLIC MEETING NOTICE
Worcester Planning Board
224 Shrewsbury Street (MBL 16-016-00030)

Lundgren Equity Partners LLC applied to the Planning Board seeking a Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a surface parking lot. The property is located within a BG-2.0 (Business, General) zoning district and is within the Commercial Corridors Overlay District (CCOD-S) and the Union Station Sign Overlay District (USOD). The applicant seeks to construct a six-story +/-90,000 SF multifamily building with +/-87 dwelling units and +/-54 podium-style parking spaces and make associated site improvements (PB-2023-046).

A public meeting on the application will be held on **Wednesday, June 28, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

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Advertising Dates: June 14, 2023 & June 21, 2023
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PUBLIC MEETING NOTICE
Worcester Planning Board
150 Wildwood Avenue (MBL 42-019-68+69)

Sean D Bushe applied to the Planning Board seeking a Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises is a vacant lot. The property is located within an RS-7 (Residence, Single-Family) zoning district. The applicant seeks to construct a single-family dwelling and make associated site improvements on slopes greater than 15% (PB-2023-047).

A public meeting on the application will be held on **Wednesday, June 28, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

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(508) 799-1400 x 31440

Advertising Dates: June 14, 2023 & June 21, 2023
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**PUBLIC MEETING NOTICE
Worcester Planning Board
5 Madison Street (MBL 03-009-00002)**

Winterspring Capital LLC seeks to extend their existing Definitive Site Plan Approval for a period of up to two years under the requirements of the City of Worcester Zoning Ordinance. The applicant previously received approval to construct a 6-story, ±111,766 SF mixed-use building with ±110 residential units and ±1,937 SF of commercial space, along with ±41 parking spaces, and associated site improvements. The property is located in a BG-6.0 (Business, General) zoning district and is within the Commercial Corridors Overlay District (CCOD-D) zoning district (PB-2023-048).

A public meeting on the application will be held on **Wednesday, June 28, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

Worcester Planning Board

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(508) 799-1400 x 31440

Advertising Dates: June 14, 2023 & June 21, 2023
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PUBLIC MEETING NOTICE
Worcester Planning Board
0 Aldena Road (MBL 15-43A-0001R & -0002R)

Lot 1R Aldena Road Realty Trust and Lot 2R Aldena Road Realty Trust applied to the Planning Board seeking a Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are two undeveloped and partially-cleared lots. The property is located within an RS-7 (Residence, Single-Family) zoning district. The applicant seeks to construct two single-family semi-detach dwellings (duplexes) for a total of four (4) units and make associated site improvements on slopes greater than 15% (PB-2023-049).

A public meeting on the application will be held on **Wednesday, June 28, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

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Advertising Dates: June 14, 2023 & June 21, 2023
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PUBLIC MEETING NOTICE
Worcester Planning Board
0 (aka 66 & 68) Heywood Street (MBL 35-013-13+15 & -13+16)

Heywood Partners, LLC applied to the Planning Board seeking a Definitive Site Plan Approval under the requirements of the City of Worcester Zoning Ordinance. Presently on the premises are two undeveloped lots and the remnants of a deck structure. The property is located within an RG-5 (Residence, General) zoning district. The applicant seeks to construct two single-family semi-detach dwellings (duplexes) for a total of four (4) units and make associated site improvements on slopes greater than 15% (PB-2023-050).

A public meeting on the application will be held on **Wednesday, June 28, 2023 at 5:30PM in the Levi Lincoln Chamber**, 3rd floor of the City Hall, 455 Main Street, Worcester, MA. Meeting attendees will additionally have options to participate remotely by joining online using this link <https://cow.webex.com/meet/planningboardwebex> and/or calling **415-655-0001 (Access Code: 160 171 4991)**.

Application materials may be viewed online at: <http://www.worcesterma.gov/planning-regulatory/boards/planning-board>, or at City Hall, 455 Main Street, Rm. 404, Worcester, MA from 8:30 AM to 5:00 PM, Mon-Fri.

For more information concerning this meeting please contact the Planning Division by email (preferred) at planning@worcesterma.gov or phone at (508) 799-1400 x 31440. Please send written comments, requests for reasonable accommodation, or requests for language interpretation 48 hours or more in advance of the meeting.

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